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2007-024617-0

Recording Dist: 401 - Fairbanks
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- FAIRBANKS RECORDING DISTRICT -

**AMENDMENT TO THE DECLARATION
FOR
EAGLE'S NEST CONDOMINIUMS
(Adding Revised Phase 3, or 4 Additional Units, and
Revising Phasing Schedule)**

White Eagle, Inc., Declarant of the Declaration for Eagle's Nest Condominiums, recorded June 9, 2005, in the records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska, and identified by document identification number 2005-011364-0, pursuant to AS 34.08.180 and AS 34.08.260, and Declarant's reserved rights under Article 6 of the Declaration, by this Amendment revises Section 6.4, "Phasing of Development Rights" (by revising Phases 3 and 4, including removing one (1) building from the development (i.e., the building reflected in the Declaration and Plans as 2680 Bald Eagle Court, Units A-D)), and adds revised Phase 3, or four (4) additional Units, to the jurisdiction of the Eagle's Nest Condominium Association and the Declaration.

The Common Interest Community of Eagle's Nest Condominiums presently consists of sixteen (16) Units: 2685 Bald Eagle Court, Unit A; 2685 Bald Eagle Court, Unit B; 2685 Bald Eagle Court, Unit C; 2685 Bald Eagle Court, Unit D; 2675 Bald Eagle Court, Unit A; 2675 Bald Eagle Court, Unit B; 2675 Bald Eagle Court, Unit C; 2675 Bald Eagle Court, Unit D; 2665 Bald Eagle Court, Unit A; 2665 Bald Eagle Court, Unit B; 2665 Bald Eagle Court, Unit C; 2665 Bald Eagle Court, Unit D; 2655 Bald Eagle Court, Unit A; 2655 Bald Eagle Court, Unit B; 2655 Bald Eagle Court, Unit C; and 2655 Bald Eagle Court, Unit D.

Section 1. In revision of the phasing of Declarant's development rights, Phase 3 and Phase 4 as reflected in Section 6.4, "Phasing of Development Rights," are hereby revised as follows:

Phase 3: (2007)	(Bldg. 7)	2690 Bald Eagle Court, Unit A 2690 Bald Eagle Court, Unit B 2690 Bald Eagle Court, Unit C 2690 Bald Eagle Court, Unit D
Phase 4: (2007)	(Bldg. 5)	2670 Bald Eagle Court, Unit A 2670 Bald Eagle Court, Unit B

2670 Bald Eagle Court, Unit C
2670 Bald Eagle Court, Unit D

(Bldg. 8) 2700 Bald Eagle Court, Unit A
2700 Bald Eagle Court, Unit B
2700 Bald Eagle Court, Unit C
2700 Bald Eagle Court, Unit D

The building reflected in Section 6.4 of the Declaration as Building 6, 2680 Bald Eagle Court, Units A through D, is hereby removed from the development plans.

Section 2. By this Amendment, revised Phase 3, or the following four (4) additional Units, is submitted to the jurisdiction of the Eagle's Nest Condominium Association and the Declaration - Phase 3, containing: 2690 Bald Eagle Court, Unit A; 2690 Bald Eagle Court, Unit B; 2690 Bald Eagle Court, Unit C; and 2690 Bald Eagle Court, Unit D, Eagle's Nest Condominiums.

Section 3. Pursuant to Article 7 of the Declaration, Revised Exhibit "C" (Table of Allocated Interests) is attached to this Amendment and hereby incorporated by reference.

Section 4. In accordance with AS 34.08.090(b), a certificate of substantial completion as to the structural components and mechanical systems for Phase 3, containing: 2690 Bald Eagle Court, Unit A; 2690 Bald Eagle Court, Unit B; 2690 Bald Eagle Court, Unit C; and 2690 Bald Eagle Court, Unit D, Eagle's Nest Condominiums, executed by an associate member of the Appraisal Institute, is attached to this Amendment and hereby incorporated by reference.

Section 5. Pursuant to Article 16 of the Declaration, the attached Plans to be added to Exhibit "B" to the Declaration, are also attached to this Amendment and hereby incorporated by reference.

Section 6. Capitalized terms used herein without definition shall have the meaning ascribed to them in the Declaration.

Section 7. All provisions of the Declaration not expressly amended herein shall continue in full force and effect unless amendment must be implied for consistency with the amendments contained herein.

Section 8. If any term, covenant or condition of this Amendment is held to be invalid or unenforceable in any respect, such invalidity or unenforceability shall not affect any other provision hereof and this Amendment shall be construed as if such invalid or unenforceable provision had never been contained herein.



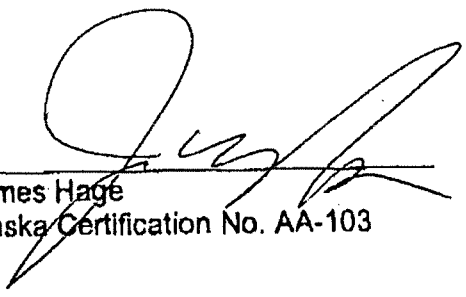
STATEMENT OF SUBSTANTIAL COMPLETION

I am a state certified appraiser, No. 103, and an associate member of the Appraisal Institute, and hereby certify that the structural components and mechanical systems of the buildings containing the following units of **EAGLE'S NEST CONDOMINIUMS** are substantially complete in accordance with the plans:

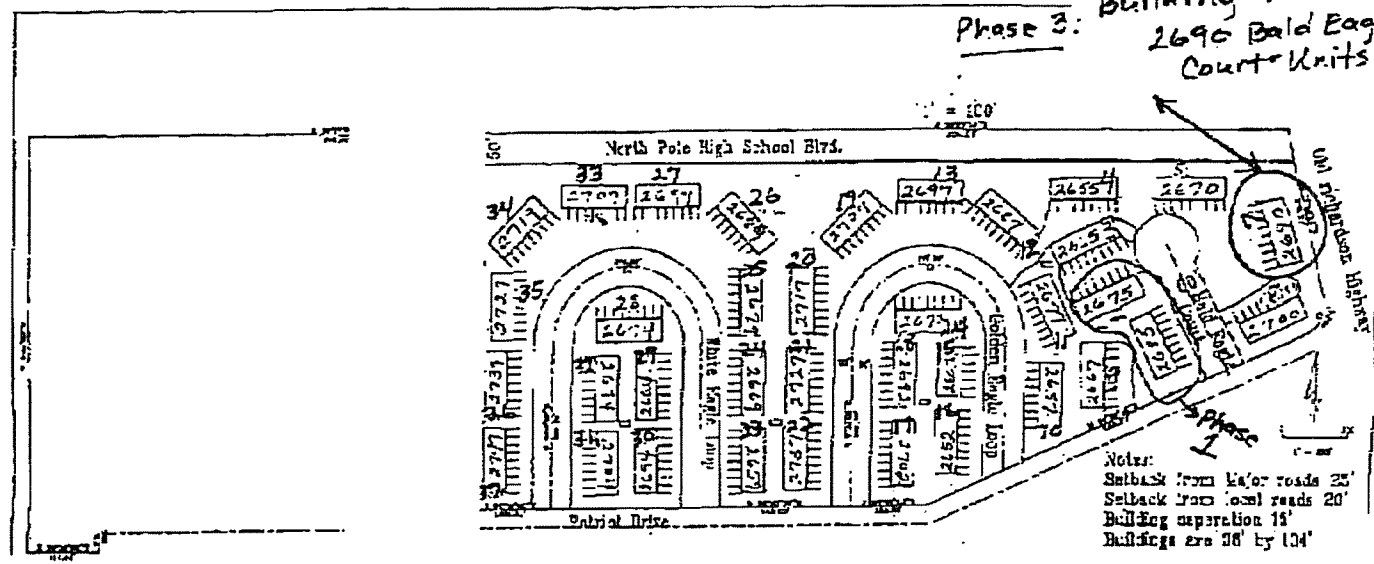
PHASE 3 -

Building 7: 2690 Bald Eagle Court, Unit A
 2690 Bald Eagle Court, Unit B
 2690 Bald Eagle Court, Unit C
 2690 Bald Eagle Court, Unit D

Dated: Oct 22, 2007

By: 
James Hage
Alaska Certification No. AA-103

Phase 3: Building 7-
2696 Bald Eagle
Court-Knits A-D



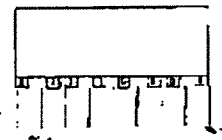
Notes:
 Setback from local roads 25'
 Setback from local roads 20'
 Building separation 15'
 Buildings are 36' by 134'

LIMITED COMMON USE

- Decks/Porches
- Enclosed Yards
- The parking spaces per unit

COMMON USE

- Boiler rooms
- Driveways
- All yards and graveyards not enclosed

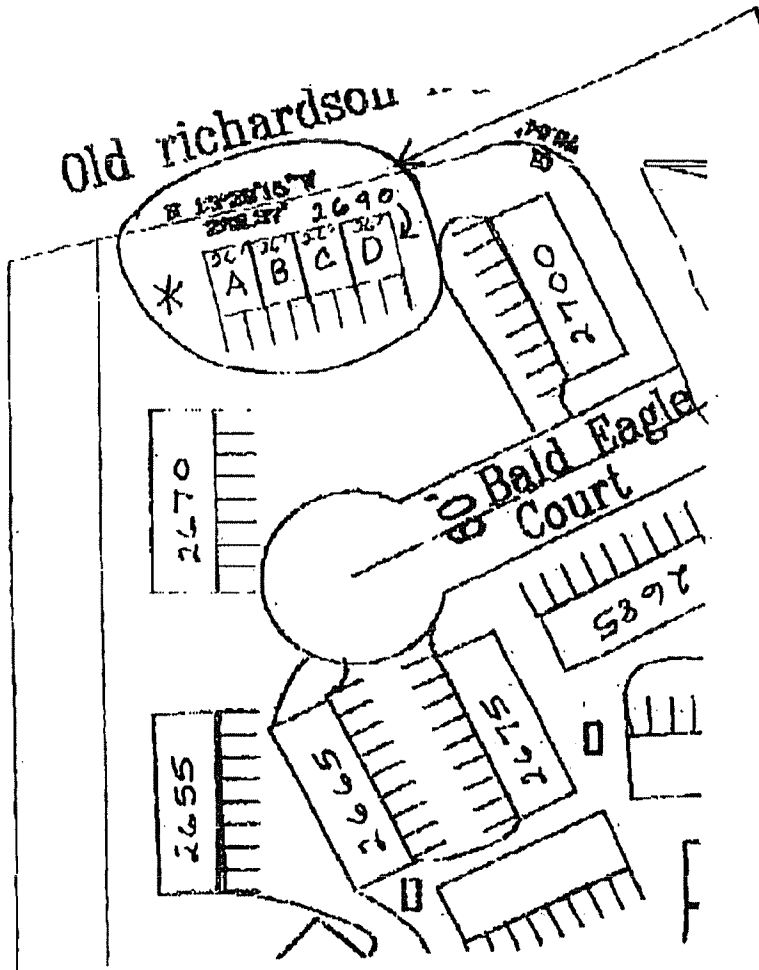


Deck and Entry layout (typical)

E Entry
 D Deck

Proposed Eagle's Nest Planned Unit Development
 within Tract B of Stillmeyer Estates Subdivision
 North Pole Alaska
 Prepared for White Eagle Construction
 Jeff Balick

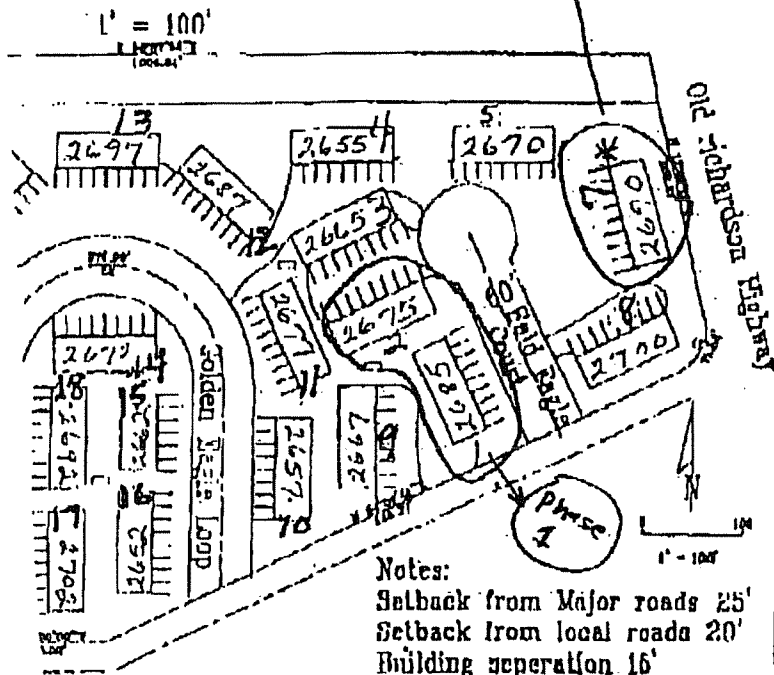
07/2/04



* Phase 3:
 Building 7-2690 Bald Eagle Court, Units A-D



Phase 3:
Building 7 - 2690 Bald Eagle Court - Units A-D



Notes:
 Setback from Major roads 25'
 Setback from local roads 20'
 Building separation 16'
 Buildings are 30' by 104'

COMMON USE

Porches
 and Yards
 parking spaces per unit

COMMON USE

Holler rooms
 Driveways
 All yards and greenways
 not enclosed

Proposed Eagle's Nest Planned Unit Development

Prepared for White Eagle Construction
Jeff Baltek



REVISED EXHIBIT C
TABLE OF ALLOCATED INTERESTS

<u>Unit No.</u>	<u>Percentage Interest</u>	<u>Votes in Association</u>
Building 1:		
2685 Bald Eagle Court, Unit A	5.0%	1
2685 Bald Eagle Court, Unit B	5.0%	1
2685 Bald Eagle Court, Unit C	5.0%	1
2685 Bald Eagle Court, Unit D	5.0%	1
Building 2:		
2675 Bald Eagle Court, Unit A	5.0%	1
2675 Bald Eagle Court, Unit B	5.0%	1
2675 Bald Eagle Court, Unit C	5.0%	1
2675 Bald Eagle Court, Unit D	5.0%	1
Building 3:		
2665 Bald Eagle Court, Unit A	5.0%	1
2665 Bald Eagle Court, Unit B	5.0%	1
2665 Bald Eagle Court, Unit C	5.0%	1
2665 Bald Eagle Court, Unit D	5.0%	1
Building 4:		
2655 Bald Eagle Court, Unit A	5.0%	1
2655 Bald Eagle Court, Unit B	5.0%	1
2655 Bald Eagle Court, Unit C	5.0%	1
2655 Bald Eagle Court, Unit D	5.0%	1
Building 7:		
2690 Bald Eagle Court, Unit A	5.0%	1
2690 Bald Eagle Court, Unit B	5.0%	1
2690 Bald Eagle Court, Unit C	5.0%	1
2690 Bald Eagle Court, Unit D	5.0%	1
TOTAL:	100%	20

Return To:

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